

NOTICE OF PROPOSED NEW OR INCREASED FEES

This Notice of Proposed New or Increased Fees (this "Notice") related to Development User Fee Schedule is hereby provided pursuant to ARIZ. REV. STAT. § 9-499.15. The proposed fees are set forth below.

A public hearing on the proposed adoption of revised Development User Fee Schedule shall be held before the Mayor and Town Council on November 15, 2011 at 6:00 p.m. in the Town Council Chambers.

The proposed new fees are to be adopted pursuant to ARIZ. REV. STAT. §§ 9-240.

[New Development User Fee Scheduled Attached]



Town of Buckeye, Arizona

Development User Fee Schedule

Effective Date: _____

To bring the Town's cost recovery closer to the actual cost, the Town initiated a project to evaluate the cost of community development-related services. Typically, jurisdictions under-recover costs by a significant amount. While causes of this may vary, it can often be traced to two primary reasons: 1) not fully capturing the time involved in processing applications, permits and other services offered, and 2) not updating user fee schedules on a routine basis.

The evaluation of the Town's current fees was a two-fold process: 1) all development-related tasks performed by Town staff were identified, measured and calculated using an in-depth costing model, and 2) a compilation of Valley-wide community fees was prepared to better understand the current economic climate. The results of this broad-based evaluation are incorporated in the new user fee schedule.

As an added benefit, the Town has adopted a new approach regarding the collection of user fees. Under the guidelines of this new approach, the Town will no longer bill the Developer for services rendered for entitlement services, plan review and construction inspection. Except in rare cases, fees going forward will be paid up front by the Developer or user of services at permit issuance or prior to plan review submittal. Additionally, fees are now inclusive of support staff costs and related costs to each service provided, unless otherwise noted. As an example, construction permit fees including outside consultants will be paid at the time of permit issuance and no additional fees will be charged to the Developer. Also, all plan review fees are paid at the time of each submittal and are inclusive of plan review meetings and other associated support services.

Services provided by the Town's Legal Counsel, which includes preparation and negotiations of development agreements, project negotiations, entitlement services and development services will be charged to the service user after such services are rendered. Legal fees are not included in and are outside of any service items listed in the below fee schedule.

This new user fee schedule adjusts Town fees to reflect current economic conditions while simultaneously providing:

- a new level of value-added services
- the streamlined collection of fees
- user-friendly access to fee information
- improved communication through in-depth descriptions of the actual services provided

The Town's intent is to further enhance services provided to the general public, the citizens of the Town of Buckeye and the Development Community.



Town of Buckeye, Arizona

Development User Fee Schedule

Effective Date: _____

The Town of Buckeye has adopted the following Development User Fee Schedule to provide clearly-described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the Town's processes and thereby provide a more cost effective way of meeting the public's needs for services.

The Development User Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into five distinct elements for ease of use as follows. Each section describes the fee structure and services included with those fees.

Section 1: Entitlement, Zoning, Use Permits

Section 2: Civil Engineering Review

Section 3: Horizontal Construction, Site Preparation, Utilities

Section 4: Vertical Construction, Building and Safety

Section 5: Business Licenses

NOTE: The Town Council will review the User Fee Schedule on an annual basis and reserves the right to adjust fees based on the Consumer Price Index for Urban Communities (CPI-U). Additionally, the Council will undertake a user study every five (5) years to re-evaluate fees based on economic trends and the Town's financial status.



SECTION 1: Entitlement, Zoning, Use Permit

Fee Structure: To allow increased financial flexibility, two fee types are offered. The Developer may either pay from the fee menu below or use a pre-paid draw-down account in which fees, as they are incurred, are drawn from the account.

- Fees
 - Per services listed in Entitlements Phase
 - Fees do not include Civil Engineering Plan and Report Review

Services Included Under User Fee Schedule or Draw Down Account

- Consultation Meetings with Town Manager and/or Town Engineer, or Other Town Representative(s)
- Clerical support scheduling meetings, preparing agendas and other general clerical duties in support of project
- Miscellaneous Engineering Coordination (PAC, Development Board, Council and Stipulation Follow-up)
- Design Discussions between Developer or Developer's Engineer with Town Engineer or Town Engineer Designee
- Processing Community Master Plan (CMP) Public Notices and Legal Advertisements.

Additional Services Available:

- Development /Project Status Discovery Meetings: Discovery meetings typically consist of requests for current status of development projects for the purpose of future development. Information requested at these meetings generally include overall project completion status, utility service availability including water and sewer capacity and other due diligence items related to development. Town costs to provide this information include research performed by Town Staff and outside consultants, attendance at meetings with Developers and often written responses.

Note: After Pre Application Conference, all Conceptual or Preliminary Plans or Reports will be charged at the Preliminary Plan / Report review rate (See Civil Engineering Review Section).

User Fee Description	User Fee
ADMINISTRATIVE FEES	
Development / Project Status Discovery Meetings:	
: 1st Meeting	\$ 1,200
: 2nd Meeting and Subsequent Meetings	600
Written Response Related to Development/Project Status Discovery Meetings	
: Written Response	300
: Written Response and Meeting with Staff	600
Annexations	4,000
Model Home Complex, Per Application	450
Model Home Sales Trailer, Per Sales Trailer	150
Pre Application Conference (PAC) (Non-Engineering)	800
Property Research (Non Engineering)	500
Zoning Verification Letter, per request	250
APPEALS	
Planning Director's Decision to BOA (Non Engineering)	650
MASTER PLANS	
Community Master Plans (CMP), Application Fee (Non-Engineering)	
: Less than 639 Acres (Planned Area Development (PAD) only)	\$ 8,500
: More than 639 Acres (CMP/Planned Unit Plan/PAD)	11,000
CMP Amendments, Minor, Base Fee (Non-Engineering)	6,000
CMP Amendments, Major, Base Fee (Non-Engineering)	11,000
Planning Unit Plan (Per Report)	11,250

Note: Legal Fees incurred by the Town are not included in the above schedule and are billed separately to the service user.



User Fee Description	User Fee
CONDITIONAL USE PERMITS	
Conditional Use Request (Non-Engineering)	1,600
DESIGN REVIEW	
Residential Design Review, 1st Review (Non-Engineering)	1,100
Residential Design Review, Subsequent Reviews (Non-Engineering)	500
DEVELOPMENT CODE	
Development Code/Zoning Text Amendment, Initiated by Developer (Non-Engineering)	2,000
GENERAL PLAN AMENDMENTS	
General Plan Amendments, Minor, Base Fee	4,200
General Plan Amendments, Major, Base Fee	8,400
LANDSCAPE/HARDSCAPE	
Preliminary Landscape Plan, Per Sheet (Engineering) (1st review \$300/sheet, 2nd review included in 1st review fee, 3rd and subsequent reviews charged per sheet for redlined sheets only)	300
Landscape Plan Review, Per Sheet (Engineering) (1st review \$600/sheet, 2nd review included in 1st review fee, 3rd and subsequent reviews charged per sheet for redlined sheets only)	600
Landscape Plan Review, Per Application (Non-Engineering)	75
Landscape Plan Review, Per Sheet (Non-Engineering)	150
REZONINGS	
Rezoning Base Fee	4,500
SITE PLANS	
Base Application Fee, Plus	600
:Administrative Review	4,000
:Planning Commission Review	6,200
:Town Council Review	7,300
SUBDIVISIONS	
PAC, Development Board, Council and Follow-up (Town Engineer)	1,400
Abandonment	2,500
Reversion to Acreage	1,850
Map of Dedication (per sheet) (Non-Engineering)	200
Lot Combination	1,000
VARIANCES	
Variance/Appeal Residential (Non-Engineering)	2,600
Variance/Appeal Commercial and Industrial (Non-Engineering)	2,600
PRELIMINARY PLAT, DEFINED BY LOT	
Base Application Fee (Non-Engineering), Plus	3,900
: Per Lot Fee (Non-Engineering)	25
Pre-Plat Time Extension	2,600
FINAL PLAT, DEFINED BY LOT	
Base Application Fee (Non-Engineering), Plus	1,850
: Per Lot Fee (Non-Engineering)	10
LAND SPLIT / LOT COMBINATION	
Land Split, Residential	\$ 1,000
Land Split, Commercial	1,000
Lot Combination	1,000
MAPS OF DEDICATION	
Maps of Dedication, Per Sheet (Non-Engineering)	200

Note: Legal Fees incurred by the Town are not included in the above schedule and are billed separately to the service user.



User Fee Description	User Fee
OTHER FEES	
Formation of Community Facilities Districts	250,000
Preparation of Development Agreements (does not include any Legal Counsel fees)	2,000
Preparation of Infrastructure Development Agreement (does not include any Legal Counsel fees)	5,000

END OF SECTION 1

*Note: Legal Fees incurred by the Town are not included in the above schedule
and are billed separately to the service user.*



SECTION 2: Civil Engineering Review

Fee Structure: All civil engineering reviews are fee based as detailed below.

Services Included with Plan or Report Review Fees Payment

- Plan Review Fees for Individual Submittal - **Fees Collected at Time of Submittal**
 - 1st reviews charged per sheet for each sheet submitted - fees paid upon plan submittal.
 - 2nd reviews included in 1st review fees
 - 3rd and subsequent reviews charged per sheet for each review (per sheet fees charged on **redlined sheets only**) - fees paid upon plan submittal - fees paid upon plan submittal.
 - Final approval of plan set charged at \$100 per plan set approved - fees paid upon plan submittal.
 - Revised Plans charged per sheet for each review (per sheet fees charged on redlined sheets only) until Mylar is submitted for approval - fees paid upon plan submittal.
 - Expired plans charged at half (1/2) sheet rate (Plans are expired if the Town Engineer's signature date is over one (1) year old) - fees paid upon plan submittal.
- Plan Review Turnaround Time:
 - Two (2) weeks for each review
 - Expedited Review is one (1) week for each review (with Expedited fee paid - Two (2) times original fee

NOTE: "redlined sheets" means that a comment has been added to the sheet requiring the Engineer to re-submit a new set of plans which includes the previous redlined plans.

- Report Review Fees for Individual Submittal - **Fees Collected at Time of Submittal**
 - 1st reviews charged per report for each report submitted - fees paid upon plan submittal.
 - 2nd reviews included in 1st review fees
 - 3rd and subsequent reviews charged per report for each review at half (1/2) the 1st review fee - fees paid upon plan submittal.
 - Reports submitted for signature approval charged on a lump sum basis (\$100 per report approved and signed) - fees paid upon plan submittal.
 - Revised Reports charged per report for each review at half (1/2) the 1st review fee until signature approval is reached - fees paid upon plan submittal.
 - Expired reports charged at half (1/2) report fee for each review (Reports are expired if the Town Engineer signature date is over one (1) year old) - fees paid upon plan submittal.
- Included in fees are all associated clerical costs for processing and maintaining town records and archiving, preparation of various correspondence from Town Engineer's Office, scheduling meetings regarding review comments and all other associated clerical fees associated with plan review
- Preparation of Construction Permit Fee Calculations, upon Approval of Plans
- Report Review Turnaround Time:
 - Two (2) weeks for each review
 - Expedited Review is one (1) week for each review (with Expedited fee paid - Two (2) times original fee

Note: Preliminary Plans and Reports are charged the regular 1st and subsequent review fees shown in the table below. The "final" Plans and Reports are also charged the regular 1st and subsequent fees shown in the table below.

User Fee Description - Civil Engineering	User Fee	User Fee
	(1st and 2nd)	(3rd and beyond)
PRELIMINARY PLANS / REPORTS / PLATS - CIVIL ENGINEERING		
Preliminary Plat and Narrative, Per Sheet	\$ 600	\$ 600
Preliminary Site Plan, Per Sheet	600	600
Preliminary Sewer Plan, Per Sheet	600	600
Preliminary Grading and Drainage Plan, Per Sheet	600	600
Site Plan, Per Sheet	600	600
Final Plat, Per Sheet	600	600
Preliminary Drainage Report, Per Report	1,000	500
Preliminary Water Report, Per Report	1,000	500
Final Signature for Plan Set or Final Report (1 Charge Per Plan Set or Report)	100	100



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description - Civil Engineering	User Fee (1st and 2nd)	User Fee (3rd and beyond)
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
Other Plan Review - Not Listed Above	\$ 600	\$ 600
Other Report Review - Not Listed Above	1,000	500
PLAN REVIEW - CIVIL ENGINEERING		
Address Map / Street Name Exhibit		
: Less Than 100 Acres, Per Plan Set	1,000	1,000
: More than 100 Acres and Less than 300 Acres, Per Plan Set	2,000	2,000
: More Than 300 Acres, Per Plan Set	3,000	3,000
As-Built Plan (1st and 2nd Reviews included in Construction Permit Fee Paid - 3rd and Subsequent Reviews Charged at \$300 per Sheet for Red-Lined Sheets Only)	Included in Construction Permit	300
Grading and Drainage Plan, Per Sheet	600	600
Improvement Plan, Per Sheet	600	600
Map of Dedication (Engineering Review), Per Sheet	600	600
Paving and Concrete Plan, Per Sheet	600	600
Sewer Plan, Per Sheet	600	600
Signing and Striping Plan, Per Sheet	600	600
Street Light Design, Per Sheet	600	600
Traffic Signal Plan, Per Sheet	600	600
Water Plan, Per Sheet	600	600
Final Signature Plan Sets Listed Above (1 Charge Per Plan Set)	100	100
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
ALTA Survey Plat Review - No Fee	0	0
Other Plan Review - Not Listed Above	600	600
REPORT REVIEW - CIVIL ENGINEERING		
Community Master Plans, Per Report	1,000	500
Drainage Report, Per Report	1,000	500
Final Drainage Report, Per Report	1,000	500
General Plan Amendment, Per Report	1,000	500
LOMR and CLOMR Approvals, Per Report	1,500	750
Traffic Impact Study / Analysis, Per Report	1,000	500
Wastewater Report / Sewer Report, Per Report	1,000	500
Water Report, Per Report	1,000	500
Final Report Approval (1 Charge Per Report Set)	100	100
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
Phase 1 Environmental Studies / Geotechnical Studies - No Fee	0	0
Other Report Review - Not Listed Above	1,000	500
OTHER ENGINEERING SERVICES - CIVIL ENGINEERING		
Specialized Engineering Discipline Plan Review or Design Services (Structural, Electrical, etc.) - Fee Determined at Time of Submittal		Lump Sum
Major Infrastructure Plan Review (Built by Developer - Wells, WWTP, Water Systems, etc.)		
<ul style="list-style-type: none"> Fees paid per project based on sheets submitted at 1st review (fee includes 1st, 2nd, 3rd and all subsequent reviews) Pre-paid deposit account Unused balance refundable upon project approval 		
: 1 to 49 Sheets Submitted		30,000
: 50 to 99 Sheets Submitted		50,000
: More than 100 Sheets Submitted		100,000

END OF SECTION 2



SECTION 3: Horizontal Construction Site Preparation, Utilities

Fee Structure: Fees charged as follows:

- Construction Permit Type (i.e., water, sewer, grading, drainage, etc.)
- Fees Collected at Time of Permit Issuance
- Item / Quantity Fee-Based Calculation
- Fees calculated by Town Engineer or Designee following Civil Engineering Plan Approval and Prior to Permit Issuance
- New Permit Fees represent an average increase of 70% over previous fees. Each item to be constructed will now have an associated fee-based unit cost. With this new fee calculation approach, the Permit Fee will also include the following services which will allow the Developer to budget projects with a definite amount in mind.

Services Included with Construction Permit Fee Payment

- Pre-Permit Meeting
- Pre-Construction Meeting
- Project Coordination and Tracking
- Initial Visit to Site on First Day of Construction
- Construction Coordination/Management on Behalf of Town Engineer's Office
- Approval of Maintenance and Performance Bonds and Follow-up
- Inspections
- Field Directives and Subsequent Approval
- Re-Inspection of Removal and Replacement of Concrete
- Re-Inspection of Removal and Replacement of Pavement
- Field Testing Inspection and Review
- Material Submittal Review and Subsequent Approval
- As-Built Plan Review:
 - Two (2) reviews included in permit fee
 - 3rd and subsequent reviews charged on a per sheet basis for redlined sheets only (see Civil Engineering Review Fees)
- Traffic Signal Calculation and Notification (per assessment)
- Project Close-out Process
 - Meetings and Communications Regarding Close-out of Project
 - Final Walk
 - Punch List Inspection
 - Punch List Follow-up
 - Bond Reductions or Bond Exonerations
 - Distribution and Archiving Project Record Documents
 - Warranty Walk
- Clerical Services
 - Scheduling Meetings, Preparing/Processing Correspondence, E-mail Communications
- Public Infrastructure Assurance Agreements
 - Meetings with Developer, Production and Processing
- Certificates of Insurance Compliance Review
- Project Stipulations Tracking Review and Verification
- Temporary Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)
- Full Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)

User Fee Description	Unit	Unit User Fee
GRADING CONSTRUCTION PERMITS		
Base Fee, Plus		\$ 65.00
: Less than 5 Acres	SY	0.06
: Greater than 5 Acres , less than 20 Acres	SY	0.05
: Greater than 20 Acres, less than 50 Acres	SY	0.04



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	Unit	Unit User Fee
: Greater than 50 Acres, less than 200 Acres	SY	\$ 0.03
: Greater than 200 Acres	SY	0.02
Other – Not included above	Cost	5.0%
DRAINAGE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Storm Drain and Irrigation Pipes	LF	1.56
: Storm Drain and Irrigation Manholes	EA	85.00
: Underground Retention	CF	.30
: Headwalls	EA	90.00
: Catch Basins / Scuppers	EA	120.00
: Spillway	EA	65.00
: Drywells	EA	580.00
: Treatment Chamber	EA	580.00
: Slope Protection (Rip-Rap, Gabions, Gunnite, etc.)	SY	.65
Other – Not included above	Cost	5.0%
SEWER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Sewer Lines	LF	1.56
: Sewer Service	EA	33.00
: Manholes	EA	195.00
: Cleanouts	EA	52.00
: Drop Connection	EA	65.00
: Pipe Encasement	LF	33.00
: Tie-in Fee	EA	350.00
Other – Not included above	Cost	5.0%
WATER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Waterline	LF	1.56
: Water Service	EA	33.00
: Flush / Curb Stop / Blow offs	EA	30.00
: Fire Lines	LF	1.56
: Fire Hydrants	EA	65.00
: Backflow Device up to 3 inches	EA	80.00
: Backflow Device greater than 3 inches	EA	150.00
: Sampling Station / Air Release Valve	EA	92.00
: Tapping Sleeve and Valve / Tie-in	EA	350.00
: Mainline / Lateral / FH Valve	EA	33.00
: Meter Box	EA	26.00
Other – Not included above	Cost	5.0%
STREET LIGHT CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Street Lights	EA	65.00
STRUCTURES CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Box Culverts and Wing Walls	Cost	5.0%
Other – Not included above	Cost	5.0%
TRAFFIC SIGNAL CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Signals	Cost	5.0%
CONCRETE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: Sidewalk and Bicycle Path and Trail	SF	0.20



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	Unit	Unit User Fee
: Sidewalk Ramps	EA	\$ 40.00
: Curb and Gutter	LF	0.32
: Valley Gutter / Apron	SF	0.40
: Driveway / Alley Apron	EA	65.00
: Curb Cut Residential	EA	65.00
: Bus Bay	EA	520.00
: Return Style Driveway	SF	0.40
Other – Not included above	Cost	5.0%
PAVING CONSTRUCTION PERMITS		
Base Permit Fee, Plus		65.00
: A/C Paving	SY	0.70
: Mill and Overlay	SY	0.40
: Slurry / Micro Seal	SY	0.14
: Rim and Cover Adjustment / Utility Adjustment	EA	60.00
: Survey Monuments	EA	25.00
: Street Signs	EA	25.00
: Barricade / Guardrail	LF	5.00
: Striping	Cost	5.0%
: Pavement Utility Potholes	EA	65.00
: Pavement Replacement / Utility Cut (Class 8 Right-of-Way Permit)		
: Less than 100 SY	SY	26.00
: Greater than 100 SY, less than 500 SY	SY	7.00
: Greater than 500 SY, less than 1,760 SY	SY	2.00
: Greater than 1,760 SY	SY	0.80
Other – Not included above	Cost	5.0%
LANDSCAPING CONSTRUCTION PERMITS (Class 3 Right-of-Way Permit)		
Base Permit Fee, Plus		65.00
: Landscaping Right-of-Way	SY	0.15
Other	Cost	5.0%
DRY UTILITIES CONSTRUCTION PERMITS (Class 5, 6, 7, 8 Right-of-Way Permits)		
Base Permit Fee, Plus (Traffic Control Plan Review Included)		500.00
: Trenching and Backfill	LF	1.20
: Manholes / Vaults / Splice and Repair Pits	EA	50.00
Other – Not included above	Cost	5.0%
RIGHT OF WAY PERMIT REVIEW (Class 1, 2, 3, 7, 8 Right-of-Way Permits)		
1st Review, Per Permit (Traffic Control Plan Review Included)		300.00
2nd Review, Per Permit		75.00
3rd Review, Per Permit		75.00
Approval Review, Per Permit		75.00
Penalty for Violations of Town Code Chapter 19 and 20 Requirements		1,100

END OF SECTION 3



SECTION 4: Vertical Construction, Building and Safety

Fee Structure: Fees charged as follows:

- Per services listed in Building and Safety section
- Various fees are based on valuation tables as required by international building codes (See Valuation Chart and Table 1A).
- Expired Permit Fee: 100% of original Permit Fee
 - Expired permits are defined as any work that is not commenced or finished by the permit expiration date.
- Permit Extension Fee: 50% of original Permit Fee, if requested before expiration.
- Permit Refunds: Up to 80% of original Permit Fee
 - If a permit is issued and no work has commenced prior to the expiration date, the permit holder must request a refund in writing stating the reason for the requested refund. The refund include fees associated with the vertical construction such as building, fence, pool, air conditioning, etc.. The refund will not include plan review fees nor fees for the certificate of occupancy.
- Class Descriptions: Listed in the Town Code
- Standard Permit Review Turnaround: 10 to 15 working days
- Expedited Permit Fee: Two (2) times the Building Permit Fee
- Expedited Permit Review Turnaround: One-half (1/2) of the Standard Permit Review Turnaround.

Services Included under User Fee Schedule

- Associated clerical costs for processing and maintaining Town records and archiving, preparation of various correspondence, scheduling meetings, etc.

User Fee Description	User Fee
ADMINISTRATIVE FEES / UTILITY FRANCHISE FEES	
Building Board of Appeals, Per Appeal	\$ 1,100
Building code modifications, Per Request	500
Building Code Studies, Per Hour	225
Inspections (Outside Normal Business Hours (min. 4 hours)	400
Processing Fee (i.e., Sign Permit)	55
Re-inspection Fees	150
Replication of Plans (When Legally Authorized by Architect / Builder) - Plus Actual Cost	110
Stamping of Additional Approved Plans (After Two Initial Sets), Each	20
Written Documentation of Code Compliance, Per Request	330
FIRE PERMIT FEES	
Alarms, Per Facility	300
Sprinklers, Per Facility	
: Residential	250
: Commercial - Under 30,000 sq ft	250
: Commercial - Over 30,000 sq ft	575
Ansul Hood System	225
Propane Tank Cages - Commercial	300
Propane Tank - Commercial	250
Temporary Tent / Canopy (Per Tent)	275
Underground Fire Line (Plus \$.25 per foot)	200
FM 200 Fire Suppression	200
Fire Pump Inspection (Each)	300
Hazardous Work Inspection	225

NOTE: *BOV: Based on Valuation



User Fee Description	User Fee
License Inspections	
: Daycare - Residential	\$ 175
: Daycare - Commercial	175
: Daycare - Adult Residential	175
: Skilled Nursing Care	225
Special Activities or Events	175
Blasting Operations (Each Site)	175
Fireworks (Each Location)	225
LANDSCAPE PERMIT FEES	
Commercial Power Pedestal (200 AMP or less), Per Meter	200
Commercial Power Pedestal (Above 200 AMP), Per Meter	375
Landscape Permit	BOV*
Native Plant Permit, Base Fee	
: Residential	675
: Commercial	475
: Per Acre	240
Native Plant Permit, Per Plant	20
Native Plant Permit Modification, Base Fee, Plus	20
: Per Plant Fee	1
Native Plant Preservation / Relocation Methodology Review	105
MISCELLANEOUS PERMIT FEES - BASED ON VALUATION (SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP)	
Investigation Fee (Construction Prior to Issuance of Permit)	BOV*
Fire Restoration	BOV*
Patios, Decks, Ramadas, etc.	BOV*
Photovoltaic System - Commercial	BOV*
Remodel Fee	BOV*
Roof Replacement	BOV*
Upgrade AC Unit	BOV*
Walls - Retaining and Perimeter	BOV*
Water Damage	BOV*
Window Replacement	BOV*
MISCELLANEOUS PERMIT FEES - FEE-BASED	
Building Demolitions, Residential Accessory, Per Structure	100
Building Demolitions, Structures Other than Single Family Residence, Per Structure	200
Building Demolitions, Single Family Residence, Per Structure	200
Building Moving, Per Structure	3,000
Fence - Residential, Block	BOV*
Fence - Residential, Other	BOV*
Fire Repair (Repairs Not Requiring Plans), Per Inspection Trip	200
Flagpole	200
Garage Conversion	200
Model Home Complex, Per Application	175
Model Home Complex, Per House	100
Model Home Sales Trailer, Per Trailer	225
Offsite Dirt Hauling Permit, Per Job	175
Permit Cancellation Fee - Processing Fee	75
Photovoltaic System - Residential	275
Propane Tank - Residential	200

NOTE: *BOV: Based on Valuation



User Fee Description	User Fee
Replace AC Unit - Same Voltage (1 Inspection)	\$ 175
Revision to Standard Plans	250
Solar Water Heater (PLM Permit Type)	250
Spas/Hot Tubs/Above-Ground Pools	
: Above-Ground	175
: In-Ground	475
: Pool Heater (Owner/Builder)	75
Sign Permit	BOV*
Sign Permit (Temporary) (base fee plus BOV*)	45
Swimming Pool (Standard Plans)	100
Swimming Pools (In-Ground Only)	
: Approved Plans	500
: New Plans	500
Temporary Trailers, Building Permit/Plan Review	310
Use Permit, per permit	BOV*
Walls - Themed	400
Water Softener	150
Miscellaneous Inspections or Services for which no fee is specifically indicated	100/hr
OCCUPANCY PERMIT FEES	
Certificate of Occupancy, Residential, Per Residence	100
Certificate of Completion, Commercial Shell Buildings, Per Building	100
Certificate of Occupancy, Commercial and Multi-Family Buildings, Per Building	100
Certificate of Occupancy, Commercial Tenant Improvements, Per Building	100
Temporary Certificate of Occupancy (TCO) - Permit and Extensions Expire every 30 days:	
: TCO (30 Day Expiration or conversion to Final Certificate of Occupancy)	200
: First Extension of TCO (31 to 90 Days) - Monthly TCO Fee is 10% of Original Building Permit Fee	10%
: Second Extension of TCO (91 to 150 Days) - Monthly TCO Fee is 20% of Original Building Permit Fee	20%
: Third Extension of TCO (151 to 210 Days) - Monthly TCO Fee is 40% of Original Building Permit Fee	40%
<i>Note: The Town understands that from time to time, supplier schedules, unforeseen construction set-backs and budget challenges with residential and commercial projects will necessitate a request for a TCO. TCO's are intended to be a short-term remedy for these project issues. Additional fees based on the original building permit will be paid by the user / developer to offset costs of the extension of each TCO. TCO fees will be paid on a monthly basis until the TCO is converted to a Full Certificate of Occupancy. The First TCO fee includes the cost to convert from a TCO to a Full Certificate of Occupancy.</i>	
UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, PLUMBING, ETC.)	
Temporary Electrical Services	175
Temporary Overhead Electrical Services (Sub-contractor)	Lump Sum
Temporary Generators, Per Generator	150
Residential Meter Clearance	100
Gas Line Residential (New)	BOV*
Gas line Residential (Repair)	BOV*
Water Heater, Per Unit	150
Change of Occupancy Permit, Each	200
MISCELLANEOUS OTHER FEES	
Special Events	200
Sewer Tap	600
Water Tap	600

NOTE: *BOV: Based on Valuation



User Fee Description	User Fee
Street Clean-up Fee [20-7-3]	\$ 1,400
Street Light Improvement District (SLID), Residential, Initial Formation (single owner and multiple owner)	8,000
SLID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way)	40
SLID Revision (Per 300 LF of Public Right of Way within an existing SLID)	40
MID, Residential, Initial Formation (single and multiple owner)	8,000
MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way)	40
MID Revision (Per 300 LF of Public Right of Way within an existing MID)	40
SLID, Commercial, Initial Formation	8,000
SLID Revision, Commercial	8,000
MID, Commercial, Initial Formation	8,000
MID Revision, Commercial	8,000
PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION	
Plot (Site) Plan Review for Residential Homes, Per Plot Plan	30
Plan Review, 1st and 2nd Review	BOV*
Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
SINGLE FAMILY RESIDENCE	
Tract Homes	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
Expedited Plan Review (2 Times Plans Review Fee)	2 X
Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	150
Truss (Deferred) Calculation Review, Residential, 3 rd and Subsequent Review, Per Structure	100
Custom Homes	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
Expedited Plan Review (2 Times Plan Review Fee)	2X
Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	150
Truss (Deferred) Calculation Review, Residential, Each Subsequent Review, Per Structure	100
COMMERCIAL BUILDING	
Commercial Building	
: Less than 10,000 SF	BOV*
: Greater than 10,000 SF	BOV*
Plan Review, Each Consecutive Review	BOV*
Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility	BOV*
Truss (Deferred) Calculation Review, Commercial, Per Structure	150
Truss (Deferred) Calculation Review, Commercial, Over 1 Hour, Per Hour	150
Commercial Gas Meter Clearance (Provides 1 Inspection)	175
Commercial Electric Meter Clearance (Provides 1 Inspection)	175
Gas Line - Commercial	175
Tenant Improvements	BOV*

NOTE: *BOV: Based on Valuation



TABLE 1-A

Total Valuation \$1.00 to \$500.00		\$ 33	-	\$ 33
Total Valuation \$500.01 to \$2,000.00	\$33 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000	33	-	33
Total Valuation \$2,000.01 to \$25,000.00	\$97 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000	97	-	97
Total Valuation \$25,000.01 to \$50,000.00	\$545 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000	545	-	545
Total Valuation \$50,000.01 to \$100,000.00	\$897 for the first \$50,000 plus \$9,00 for each additional \$1,000 or fraction thereof, to and including \$100,000	897	-	897
Total Valuation \$100,000.01 to \$500,000.00	\$1,384 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000	1,384	-	1,384
Total Valuation \$500,000.01 to \$1,000,000.00	\$4,503 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	4,503	-	4,503
Total Valuation \$1,000,000.01 and up	\$7,809 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof	7,809	-	7,809



Valuation Chart by Occupancy Group

Occupancy Group		Types of Construction/User Fee per Square Foot								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	\$211	\$204	\$199	\$190	\$178	\$173	\$183	\$163	\$156
A-1	Assembly, theaters, without stage	193	186	181	172	160	155	165	145	138
A-2	Assembly, nightclubs	163	159	154	148	139	135	143	126	121
A-3	Assembly, restaurants, bars, banquet halls	162	158	152	147	137	135	142	124	120
A-3	Assembly, churches	195	188	183	174	162	157	167	147	140
A-3	Assembly, general, community halls, libraries, museums	164	157	150	143	130	126	136	115	109
A-4	Assembly, arenas	192	185	179	171	158	154	164	143	137
B	Business	165	159	153	146	132	128	140	116	111
E	Educational	177	171	166	158	146	139	153	128	123
F-1	Factory and industrial, moderate hazard	98	93	88	84	75	72	81	62	58
F-2	Factory and industrial, low hazard	97	92	88	83	75	71	80	62	57
H-1	High Hazard, explosives	92	87	83	78	70	66	75	57	N.P.
H-2,3,4	High Hazard	92	87	83	78	70	66	75	57	53
H-5	HPM	165	159	153	146	132	128	140	116	111
I-1	Institutional, supervised environment	165	159	155	148	136	132	144	122	118
I-2	Institutional, hospitals	277	271	266	258	244	N.P.	252	228	N.P.
I-2	Institutional, nursing homes	193	187	182	174	161	N.P.	168	145	N.P.
I-3	Institutional, restrained	188	182	176	169	157	151	163	141	133
I-4	Institutional, day care facilities	165	159	155	148	136	132	144	122	118
M	Mercantile	122	117	112	106	97	94	101	84	80
R-1	Residential, hotels	166	160	156	149	137	134	146	123	119
R-2	Residential, multiple family	139	134	129	122	111	108	120	97	93
R-3	Residential, one- and two-family	131	128	124	121	116	114	117	109	102
R-4	Residential, care/assisted living facilities	165	159	155	148	136	132	144	122	118
S-1	Storage, moderate hazard	91	86	81	77	68	65	74	55	52
S-2	Storage, low hazard	90	85	81	76	68	64	73	55	51
U	Utility, miscellaneous	71	67	63	59	53	49	56	41	39

Valuation Chart for Other Construction (Existing Structures)

Other Types of Construction	User Fee per SF
Residential Patio Add On	\$ 7.00
Residential Room Addition Add On	20.00
Improvement - Vanilla Shell	20.00
Improvement - Office	20.00
Improvement - Restaurant	40.00
Improvement - Medical	50.00

Valuation chart may be updated annually in accordance with Building Standards Magazine or as published

Updated March 1, 2011

END OF SECTION



SECTION 5: Business Licenses

User Fee Description	User Fee
FEE TYPE	
Alarm Agent	
Application Fee (Fingerprinting Fee Applicable)	\$ 100
Agent Fee	100
Alarm Business	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Care Facilities	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	40
Carnivals, Circus and Road Shows	
Application Fee	25
Daily Fee	100
Contractors and Builders	
Application Fee	25
Annual Fee	100
Marijuana Dispensaries	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
Massage Parlor	
Application Fee (Fingerprinting Fee Applicable)	100
Annual License Fee	100
Employee Application Fee	100
Mercantile Business – Wholesale and Retail	
Application Fee	25
Annual Fee	40
Mobile Food Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	150
Mobile Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	100
Professional & Personal Services	
Application Fee	25
Annual Fee	40
Restaurants and Bars	
Application Fee	25
Annual Fee	40
Sexually Oriented Business	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
Solicitors and Peddlers – Fixed Base Business in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	\$ 25
Annual Fee	100
Solicitors & Peddlers – No Business Location in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	250
Special Event – Sponsors - Each Event	100
Tattoo and/or Body Piercing Establishment	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Employee Application Fee	100
Background and Fingerprinting Fee (Per Applicant)	50
Late Fee	25
Reinstatement or Replacement Fee	25

END OF SECTION